

# Arlington Historic District Commissions

December 15, 2016  
Whittemore Robbins House

## AGENDA

8:00pm

1. AHDC Meeting Opens
2. Appointment of alternate Commissioners
3. Approval of draft minutes from October 27, 2016
4. Communication
  - a. CONA application for 20 Wellington Street (Mowbray) for gutters
  - b. CONA application for 20 Jason Street (Payne) for rear yard fence
  - c. Demolition sign-off request for 192 Wachusetts and 172 Renfrew – sent to AHC
  - d. Significant Property List clarification for 192-194 Westminster Ave. (in District)
  - e. Application for 163 Pleasant Street (Davidson) for wall
  - f. Application for 20 Oak Knoll (Doob-Lawrence) re: window changes
  - g. Application for 7 Pelham Terrace (O'Sullivan) re: exterior repair, window changes
  - h. Emails from Commissioners reminding about 2017 Calendar and Officer Elections
5. New Business

Hearings (typically last around 20 minutes per application) 8:20pm

  1. Continuation of Formal Hearing re: Lot 1A Westminster Ave. (Kuhn) (located between 37 and 51 Westminster Ave.) for construction of new single family house – **Postponed at applicant's request to January meeting**
  2. Formal Hearing re: 53 Academy Street for changes to basement windows and existing basement door
  3. Informal Hearing re: 163 Pleasant Street (Davidson) re: wall
  4. Informal Hearing re 20 Oak Knoll (Doob-Lawrence) re: window changes
  5. Informal Hearing are: 7 Pelham Terrace (O'Sullivan) re: soffit, gutter, fascia repairs, window changes
6. Other Business
  - a. Chain-link Fence in front of Telephone Company building on Pleasant Street
  - b. Appointment of new monitors for J. Nyberg's projects
  - c. AHDC 2017 Schedule
  - d. AHDC 2017 Election of Officers
7. OPEN FORUM

*Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the*

***Commission may make a decision if it deems it appropriate and necessary for the public good.***

**8. REVIEW OF PROJECTS (See project list below)**

**Project List:**

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Cohen for Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Bush for Penzenik – COA (Addition-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Cohen for Penzenik - COA (House Redesign)
17. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
18. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
19. 156 Pleasant Street (Seitz – 12-39P) – Cohen for Penzenik – COA (Windows)
20. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
21. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
22. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
23. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
24. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
25. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
26. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
27. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
28. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
29. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
30. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
31. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
32. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
33. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
34. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
35. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
36. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
37. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
38. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
39. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
40. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)

41. 34 Academy Street (Ellison – 13-69P) –Cohen for Penzenik – COA (windows, doors, deck)
42. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
43. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
44. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)
45. 111 Pleasant St. (Fredieu – 14-03P) – Nyberg - COA (Awnings)
46. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
47. 17 Russell St. (Makowka –14-05R) – Cohen - 10 Day COA (roof & gutters)
48. 21 Oak Knoll (Donal – 14-06P) – – Makowka CONA (side door)
49. 59 Jason Street(Bouvier – 14-07J) — Makowka- CONA (fence)
50. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
51. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
52. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)
53. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)
54. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)
55. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
56. 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA
57. 34 Academy Street (Ellison – 14-18P) –Makowka for Penzenik — CONA (Windows)
58. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)
59. 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)
60. 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)
61. 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)
62. 54 Westminster Ave. (O'Shea – 14-25M) – Cohen - COA (Addition)
63. 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)
64. 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
65. 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
66. 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)
67. 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
68. 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
69. 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)
70. 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
71. 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)
72. 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
73. 174 Westminster Ave. (Szaraz – 14-46M) Makowka- CONA (Basement window)
74. 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
75. 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm Doors)
76. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
77. 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
78. 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
79. 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice, Footings)
80. 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
81. 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
82. 74 Pleasant Street (St John's Episcopal Church –14-61P – Replaces 14-56P) – Makowka – CONA (Fence)
83. 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
84. 118 Pleasant Street (Sirotof – 15-03P) ) - Makowka- CONA (Chimney Repair)
85. 53 Academy Street (Schwaab – 15-04P) – Makowka – CONA (Windows)
86. 94 Pleasant Street (Kaplan – DENIAL 15-06P) ) - Makowka (Windows)
87. 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)

88. 20 Wellington St. (Mowbray – 15-10P) – Makowka – CONA (Storm Doors)
89. 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA (walls,driveway,steps)
90. 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)
91. 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)
92. 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)
93. 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)
94. 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)
95. 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)
96. 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)
97. 24 Maple Street (Nicoloro – 15-21P) – Worden – COA (siding removal)
98. 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls, kitchen remodel)
99. 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)
100. 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)
101. 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)
102. 20 Wellington Street (Mowbray – 15-28P) – Barry – COA (rear porches)
103. 29 Academy Street (Benn – 15-29P) – Bush – COA (rear porch)
104. 41 Jason Street (Tee – 15-31J) – Makowka – CONA (roof)
105. 195 Pleasant Street (Avrahami/Hemel – 15-32P) – Makowka – CONA (a/c pump)
106. 195 Pleasant Street (Avrqahami/Hemel – 15-33P) – Makowka – DENIAL (Solar)
107. 20 Oak Knoll (Doob/Lawrence – 15-35P) – Cohen – COA (walkways/stairs)
108. 188 Pleasant St. (Carr – 15-36P) – Makowka – CONA (roof, facia, gutters)
109. 24a Prescott St. (Tower – 15-38R) – Nyberg – COA (A/C Compressor)
110. 10 Jason Court (Byrnes – 15-40J) – Makowka – COA (fence)
111. 51 Westminster Ave. (Kostojohn – 15-43M) – Makowka – CONA (roof)
112. 78 Jason Street (Pacheco – 15-44J) – Makowka – CONA (porch stairs)
113. 10 Montague Street (Silverman – 15-45M) – Makowka – CONA (windows)
114. 178 Westminster Ave. (Strauss/Reich – 15-46M ) – Makowka – CONA (windows)
115. 155-157 Westminster Ave. (Moran – 15-47M) – Makowka – CONA (porch railings)
116. 160 Westminster Ave. (Jackson – 15-48M) – Makowka – CONA (roof)
117. 97 Westminster Ave. (Puttick – 15-49M) – Makowka – CONA (windows)
118. 74 Pleasant Street (St John's Episcopal – 15-51P) – Audin – COA (arcade wall/steeple)
119. 60 Pleasant Street (Jagoe – 15-53P) – Makowka – CONA (roof)
120. 178 Westminster Ave. (Strauss – 15-54M) – Cohen - COA (window)
121. 11 Wellington Street (Byrne/Wodlinger – 15-55P) – Lipp – COA (dormer)
122. 26 Jason Street (Angelakis – 15-56J) – Cohen – CONA (walkway/steps/landing)
123. 157 Westminster Ave. (Paul – 15-57M) – Makowka – CONA (insulation)
124. 51 Jason Street (Barry – 15-58J) – Makowka – CONA (garage roof, porch balusters)
125. 28 Academy Street (Rehrig – 15-60P) – Barry– COA (porch)
126. 28 Academy Street (Rehrig – 15-61P) – Barry – COA (front door entrance)
127. 69 Crescent Hill Ave. (Bush – 16-01M) – Makowka – CONA (window, vent)
128. 24 Jason Street (Johnson – 16-02J) – Nyberg – COA (chimney removal)
129. 30 Jason Street (Harris – 16-02J) – Makowka – CONA (solar panels)
130. 24 Jason Street (Johnson – 16-03J) – Nyberg – COA (porch windows)
131. 39 Westminster Ave. (Marsh – 16-04M) – Makowka – CONA (solar panels)
132. 14 Wellington Street (Shaw – 16-05P) – Makowka – CONA (window replacements)
133. 141 Westminster Ave. (Envov – 16-06M) – Makowka – CONA (replacement windows)
134. 20 Wellington Street (Mowbray – 16-07P) – Barry – CONA (brickwork)
135. 105 Pleasant Street (Erulkar – 16-08P) – Makowka – CONA (gutters,porch,risers,stairs)
136. 41 Crescent Hill Ave. (Mead/Healey – 16-09M) – Makowka – CONA (porch/stairs)
137. 38 Russell Street (Mishkin – 16-10R) – Makowka – CONA (soffits and fascia)
138. 17 Irving Street (Town of Arl – 16-11P) – Makowka – CONA (metal doors)

139. 53 Academy Street (53 Academy St LLC – 16-12P) – Makowka – CONA (Parking Pad)
140. 59 Jason Street (Bouvier – 16-13JD) – Makowka – DENIAL OF PLANS (New House)
141. 53 Academy Street (KrainesKaplan – 16-14PD) – Makowka - DENIAL OF DRIVEWAY
142. 16 Avon Place (Capodanno – 16-15A) – Makowka – COA (Attic Window/Skylights)
143. 9 Raving Street (Smurzynski – 16-16J) – Makowka – CONA (walk & steps)
144. 24 Jason Street (Johnson – 16-17J) – Makowka – CONA (chimney repair)
145. 53 Academy Street (KrainesKaplan – 16-18P) – Makowka – CONA (Parking Pad Change)
146. 59 Jason Street (Bouvier – 16-19J) – Nyberg – COA (New House Construction)
147. 17 Irving Street (Town of Arl. – 16-20P) – Makowka – CONA (temporary fence)
148. 12 Pelham Terrace (Berkowitz – 16-21P) – Makowka - CONA (roof)
149. 72 Crescent Hill Ave. (Lamont – 16-22M) – Makowka – CONA (roof)
150. 102 Crescent Hill Ave. (Rigby -16-23M) – Audin – COA (deck-doorway-railings)
151. 175 Pleasant Street (Migliazzo – 16-24P) – Barry – COA (garage addition)
152. 256 Pleasant Street (Smith – 16-25P) – Makowka – CONA (roof)
153. 11 Westminster Ave. (Sealine-Fitzgerald – 16-26M) – Makowka - CONA (fence)
154. 195 Pleasant Street (Avrahami-Hamel – 16-27P) – Makowka - CONA (vent)
155. 20 Maple Street (Kapinos – 16-28P) – Makowka - CONA (gutters and rear façade window)
156. 24 Jason Street (Johnson – 16-29J) – Makowka - CONA (roof)
157. 72 Crescent Hill Ave. (Lamont – 16-30M) – Makowka – CONA (chimney removal)
158. 139-141 Westminster Ave. (Entov – 16-31MD) – Makowka – DENIAL – DECK-RAILINGS
159. 742 Mass. Ave. (Jason Terrace LLC – 16-32J) – Makowka – COA (Stairs,Railing)
160. 7 Jason Street (Arl. Historical Society – 16-33J) – Makowka – CONA (gutters)
161. 16 Avon Place (Sandstedt-Capodanno – 16-34A) – Barry – COA (addition)
162. 53 Academy Street (Miller – 16-35P) – Makowka – CONA (a/c compressor)
163. 23 Jason Street (Leary-Hammerman – 16-36J) – Lipp – COA (addition)
164. 39 Russell Street (Donegan – 16-37R) – Makowka – CONA (wood trim)
165. 147 Lowell Street (Mandell-Edmonds – 16-38M) – Makowka – CONA (porch rail, posts)
166. 6 Russell Terrace (Meguerditchian – 16-39R) – Makowka – CONA (porch rail,stairs)
167. 151 Lowell Street (Labow-Wong – 16-40M) – Makowka – CONA (Rear Window)
168. 56 Jason St (Tanner – 16-41J) – Makowka – CONA (Window Repairs)
169. 135 Pleasant St (Plumley-Clouth – 16-42P) – Makowka - CONA (Window)
170. 59 Jason St (Bouvier – 16-43J) – Nyberg - COA (Deck)
171. 140 Pleasant St (Haas – 16-44P) – Makowka - CONA (Steps)
172. 141 Westminster Ave. (Estov – 16-45M) – Makowka - CONA (porch railings, posts, caps)
173. 146, 148, 150 Pleasant St (Condo Assoc – 16-46P) – Makowka – CONA (Balcony, deck)
174. 12 Russell St. (Caritas – 16-47R) – Makowka – CONA (Emergency Fire Escape, Siding, Soffits)
175. 39 Russell Street (Donegan – 16-48R) – Lipp – 10 Day COA (Fiberglass Gutters)
176. 28 Maple Street (Mahoney – 16-49P) – Barry – 10 Day COA (Fiberglass Gutters, Downspouts)
177. 21 Jason Street (Green – 16-50J) – Capodanno – 10 Day COA (Windows,Door)
178. 74 Pleasant St (St John's Episcopal – 16-51P) – 10 Day COA (Banner Hoisting System)
179. 20 Maple Street (Kapinos – 16-52) – 10 Day COA (Rear Porch, Deck)

Meeting Adjourns